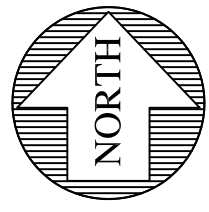


NE 1/4 OF SW 1/4 OF SEC. 30, TWP. 25 N., RNG. 6 E., W.M.
CITY OF BELLEVUE, STATE OF WASHINGTON



0 5 10 20
SCALE 1" = 20'

TAX PARCEL

743050-0205

VERTICAL DATUM

NAVD 88

BENCHMARK

CONCRETE MONUMENT W/C.O.B. BRASS CAP
ELEV=150.7'
C.O.B. #514

HORIZONTAL DATUM

NAD 83(2011) WASHINGTON NORTH ZONE

BASIS OF BEARINGS

N39°30'20"E BETWEEN CITY OF BELLEVUE CONTROL
MONUMENTS 513 & 514

INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM
CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH
WAC 332-130-090.

LEGAL DESCRIPTION

LOT 40, PLAT OF ROSEMONT BEACH, ACCORDING TO THE
PLAT THEREOF, RECORDED IN VOLUME 34 OF PLATS, PAGE
28, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID LOT 40 LYING NORTHERLY
OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 40;
THENCE SOUTH 60°22'47" EAST ALONG THE NORTH LINE
THEREOF, 225.95 FEET TO THE TRUE POINT OF BEGINNING
OF THE HEREIN DESCRIBED LINE;
THENCE SOUTH 57°58'49" EAST 124 FEET, MORE OR LESS
TO THE SHORE LINE OF LAKE SAMMAMISH AND THE
TERMINUS OF THE HEREIN DESCRIBED LINE;

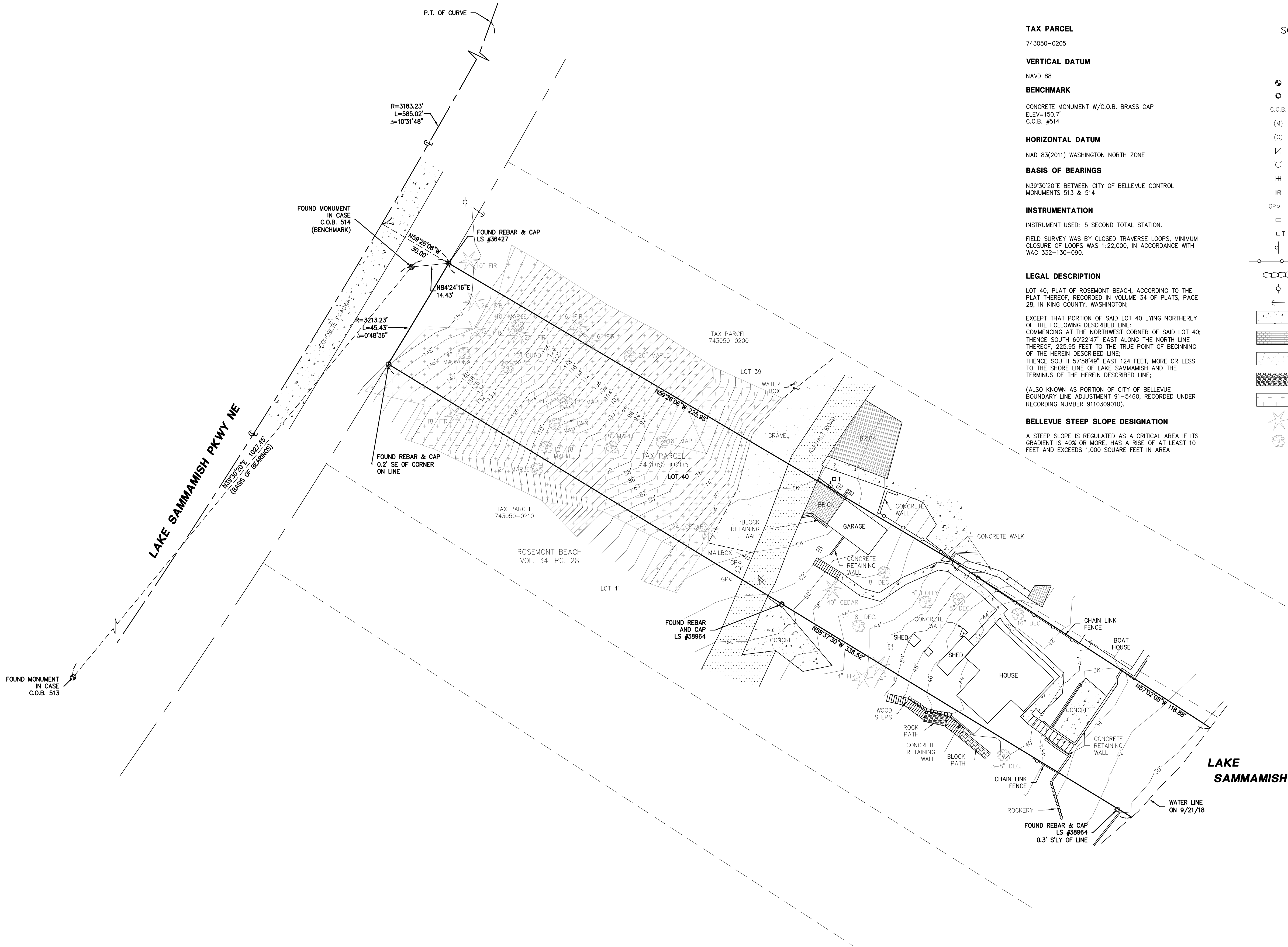
(ALSO KNOWN AS PORTION OF CITY OF BELLEVUE
BOUNDARY LINE ADJUSTMENT 91-5460, RECORDED UNDER
RECORDING NUMBER 9110309010).

BELLEVUE STEEP SLOPE DESIGNATION

A STEEP SLOPE IS REGULATED AS A CRITICAL AREA IF ITS
GRADIENT IS 40% OR MORE, HAS A RISE OF AT LEAST 10
FEET AND EXCEEDS 1,000 SQUARE FEET IN AREA

LEGEND

- FOUND MONUMENT IN CASE
- FOUND REBAR & CAP
- C.O.B.
- CITY OF BELLEVUE
- MEASURED
- CALCULATED
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- IRRIGATION CONTROL BOX
- GUARD POST
- MAILBOX
- TELEPHONE RISER
- SIGN POST
- CHAIN LINK FENCE
- ROCKERY
- UTILITY POLE
- GUY ANCHOR
- CONCRETE
- BRICK PAVERS
- GRAVEL
- ROCK PATH
- BELLEVUE STEEP SLOPE
- EVERGREEN TREE
- DECIDUOUS TREE



NAKOLAY NAZARUK

BOUNDARY & TOPOGRAPHIC SURVEY

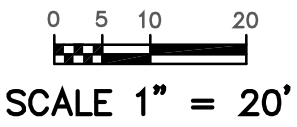
Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	18641
DATE	9/26/18
SCALE	1" = 20'
DESIGNED	
DRAWN	DBM/PKG
CHECKED	
APPROVED	

SHEET 1 OF 1

ZONING	R-2.5	-
LOT SIZE	15,546	-
USEABLE AREA	9,067.7*	SEE CALCULATIONS BELOW
LOT COV.	35%	3,174 SF
IMPERV.	45%	4,080.6 SF



REF.	IMPROVEMENT	LOT COVERAGE*	IMPERVIOUS SURFACE
A	NEW SINGLE FAMILY RESIDENCE	2,700	2,700
B	CONCRETE DRIVEWAY		688
C	PRIVATE DRIVEWAY		574
D	COVERED PORCH		54
	TOTALS		4,016

LOT AREA= 15,546sqF
PROTECTED AREA=5,745.3sqF
SETBACK AREA (15')=733sqF
REVISED LOT AREA=6,478.3sqF
USEABLE LOT AREA: 15,546-6,478.3=9,067.7sqF
NEW HOUSE FOOTPRINT 2,700sqF<3,174sqF
LOT COVERAGE IS 2,700/9,067.7sqF=29.8%

IMPERVIOUS AREA:
4,016sqF<4,080.6sqF
 $4,016/9,067.7=44.2\%$

1	64.3	15	62.4
2	61.8	16	62.8
3	59.4	17	59.8
4	56	18	57.8
5	54.2	19	56.7
6	51.6	20	55.2
7	47.8	21	52.7
8	44.3	22	49.8
9	42.7	23	47.9
10	42.6	24	45.6
11	41.2	25	43.8
12	40.8	26	42.1
13	40.3	27	41.1
14	40.4		

TOTAL	1365.2/27=50.56'
AVERAGE GRADE	=50.56'
ALLOWABLE HEIGHT	=50.56'+30'=80.56'
ACTUAL BUILDING HEIGHT	=29.5'

BASEMENT FLOOR AREA= 1408sqF
LOWER FLOOR AREA=1640 sqF
MAIN FLOOR AREA 1142sqF
UPPER FLOOR AREA 2166sqF
TOTAL LIVING AREA: 6356sqF
GARAGE 748sqF

ROSEMONT BEACH ADD LESS POR LYING NLY
OF LN DAF-COMM AT NW COR OF SD LOT 40
TH S 60-22-47 E ALG N LN225.95 FT TO
TPOB OF SD LN TH S 57-58-49 E 124FT
M/L TO SH & TERM OF SD LN AKA POR OF
BELLEVUE BLA 91-5480 PER REC#9110309010

ADDRESS: 1414 WEST LAKE SAMMAMISH PKWY NE
BELLEVUE, WA 98008

QUARTER-SECTION-TOWNSHIP-RANGE: SW-30-25-5

DATE:11/09/2018

NAZARUK RESIDENCE
1414 WEST LAKE
SAMMAMISH PKWY
BELLEVUE, WA 98004

ArchStudio "Y.SHADYRYA"
22420 6th Pl W Bothell WA I 206-240 7329

A01.1

REF.	SPECIES	SIZE	COUNT	TO REMAIN	TO REMOVE	NEW
T1	MADRONA	14"	1	14"	0"	
T2	FIR	24"	2	(2)24"	0"	
T3	MAPLE	10"	2	20"	0"	
T4	FIR	16"	1	16"	0"	
T5	MAPLE	12"	2	24"	0"	
T6	MAPLE/ TWIN	16"	2	32"	0"	
T7	MAPLE	18"	3	54"	0"	
T8	CEDAR	24"	1	24"	0"	
T9	CEDAR	40"	1	0"	40"	
T10	DEC	8"	3	0"	24"	
T11	HOLLY	8"	1	0"	8"	
T12	DEC	16"	1	0"	16"	
		320"		232"	88"	

$$232''/320'' = 72.5\%$$
